



BEAUTIFUL CANONBURY FAMILY SIZED SEMI-DETACHED HOUSE WITH 100' SOUTH FACING GARDEN

ALWYNE ROAD
LONDON, N1

Guide Price £3,750,000 - Freehold

savills

BEAUTIFUL CANONBURY FAMILY SIZED SEMI-DETACHED HOUSE WITH 100' SOUTH FACING GARDEN

Guide Price £3,750,000 - Freehold

main bedroom with en-suite bathroom • 3 further bedrooms • further bathroom • sep WC • study • elegant ground floor drawing room • fitted kitchen • dining room • pantry • utility room • conservatory • extensive south facing garden 100' x 78' • 2 x garden store rooms

At the east side of the Canonbury conservation area this house is very well placed for the excellent amenities in central Islington including the many shops and restaurants on Upper Street, Camden Passage and theatres. It is well served by transport links with The Angel (underground and buses) and Highbury Corner (underground, London Overground, National Rail and buses) both close by and both providing easy and reliable access to both the city, west end and beyond.

In the heart of the Canonbury conservation area this is a beautiful family sized semi-detached house with light and airy accommodation and a 100' south facing garden. The current owner has maintained the house to the highest standards with fine fixtures and fittings throughout. The exterior of the house has also been attended to with a new roof and heritage re-pointing. The layout of the house lends itself to family use very well with the day space at garden level which includes a generous conservatory leading out to the garden, and elegant drawing room with high ceilings and large windows on the raised ground floor and bedrooms and bathrooms on the upper floors. Of particular note with this house is the excellent garden. Backing onto New River walk it is surrounded by attractive and mature trees and open to the south west maximising the light and sun. There are also two very good and secure garden stores.

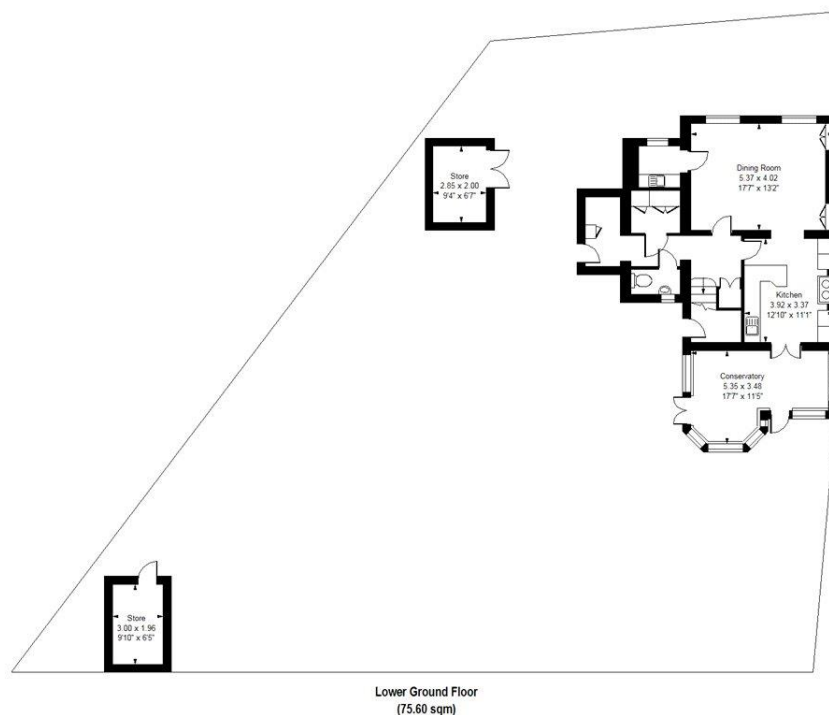
Viewing

Strictly by appointment with Savills.



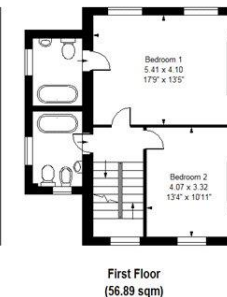
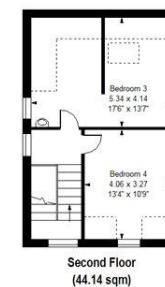






Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

Alwyne Road, N1
Approximate Gross Internal Area = 2514 sq ft / 233.55 sqm
(Including Restricted Head Height)
Approximate Gross Internal Area = 2427 sq ft / 225.47 sqm
(Excluding Restricted Head Height)



Islington
Paul Williams
pwilliams@savills.com
+44 (0) 207 226 1313

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20170816EMNO